

A Regular meeting of the Board of Selectmen was held on Tuesday, February 7, 2006 beginning at 6:30 p.m. in the Selectmen's office and reconvening to the Main Meeting Room. The following members were present.

Joseph Denneen, Chairman
William Ryan, Vice chairman
Catherine Winston, Clerk
Al DeNapoli
Michael Caron (7:30)

Mr. Denneen called the meeting to order at 6:30 p.m.

MOTION moved by Mr. Ryan to move into Executive session to discuss litigation, seconded by Mr. DeNapoli, VOTED 4-0-0 by roll call; Ms. Winston-Aye, Mr. DeNapoli-Aye, Mr. Ryan-Aye and Mr. Ryan-Aye.

The Board moved back to regular session and to the Main Meeting Room

AGENDA ITEMS

7:30 p.m. William Wiseman, Pond Management

Mr. Wiseman appeared before the Board seeking a seat on the Pond Management Committee. He is a new resident in Town. Moved here from Hull Mass where he was involved with Town Government. He served on the Finance Committee there. He lives on Bird Pond.

MOTION moved by Mr. Ryan that we appoint Mr. Wiseman to the Pond Management Committee, seconded by Mr. DeNapoli, VOTED 5-0-0

7:35 p.m. Karen Bell, Cultural Council

Karen Bell has lived here since 1983. She is a professional musician and voice teacher. I was approached by someone during a Christmas party to see if I would be interested in serving on the Cultural Council. She has been on stage and has numerous concert appearances.

Mr. Caron thanked Ms. Bell for coming forward. Her resume is outstanding.

MOTION moved by Mr. Ryan that we appoint Karen Bell to the Walpole Cultural Council, seconded by Ms. Winston, VOTED 5-0-0

7:40 p.m. Jeff Mattson, Town Forest Committee

Jeff Mattson lives on Common St. Served on the Town Forest Committee from 1990-1997. Have the urge to go back and help out.

Ms. Winston noted that when the Town had their 75th anniversary they did a wonderful clean up.

MOTION moved by Mr. Ryan to appoint Jeff Mattson to the Town Forest Committee, seconded by Mr. DeNapoli, VOTED 5-0-0

7:45 p.m. Tee-T's Restaurant, Monica Burke

Ms. Burke appeared before the Board seeking a change in manager to the restaurant. She is having difficulty obtaining her birth certificate. Mr. DeNapoli does not think there is an issue. Ms. Burke explained the Restaurant was owned by her father and it has been a part of my life for 36. Working there since I was 11. The floor manager retired. Between my sister and I the business is doing fine.

MOTION moved by Mr. Ryan that approve the change in manager for Tee-T's restaurant at 943 Main street to Monica Burke, seconded by Mr. Caron, VOTED 5-0-0

MOTION moved by Mr. Ryan that we approve the change in corporate officers, Monica Burke, Treasurer, Karen Connolly assistant Clerk, and Claudia Caskie President, seconded by Mr. DeNapoli, VOTED 5-0-0

2-5 Banner Request, Juvenile Diabetes

MOTION moved by Mr. Ryan to approve the banner request for the Juvenile diabetes foundation, seconded by Mr. DeNapoli, VOTED 5-0-0

2-6 Potters Place, sign request

The Potters Place of 125 West Street is requesting changes from our sign policy. We all know our policy for advertising events in the common. Potters Place is asking for two sales per year. They are looking for permission to place 10 signs in various locations advertising directions to their premises. We do not allow this.

Mr. Ryan explained this would be similar to those you would see by contractors or political people. They are not downtown so they put these up so people can find where they are. Last year their signs were taken down. The signs would go up Friday and come down Saturday. They are a Non- profit organization, I think we should allow it.

They should come in 2-3 weeks prior to when they want to put them up,

Ms. Winston noted they have done this in prior years. It is not offensive. I think their sales are in April and November. I would support it.

Mr. DeNapoli would be in favor of it.

Mr. Denneen would like to see that each request be applied for separately.

We approve the concept of multiple signs two times a year, send a request in for each time.

Mr. Boynton these are temporary signs, we will relay to Jack Mee.

Ad we have to move to allow them to place them on public property.

MOTION moved by Mr. DeNapoli that we allow the placement of signs on town property as designated in the letter for two times a year from Friday to Sunday as allowed by the Building Inspector, seconded by Mr. Ryan, VOTED 5-0-0

2-7 Snow and Ice Deficit

Mr. Boynton pointed out that we are about \$15,000 off and most of that is in material costs. The cost of salt has gone up over the years. We have been out multiple times in sanding. We spent over 900,000 last year. This year we are just over 300,000. Clearly we need to look at this budget. I do believe we have sufficient funding to cover the deficit.

The Fincom voted 12-0-0 to approve the request. Mr. Ryan noted that we still have \$25,868 left.

MOTION moved by Mr. Ryan that we permit the DPW Director to deficit spend, seconded by Ms. Winston, VOTED 5-0-0

2-9 Waste Disposal Agreement

It has been reviewed by Town counsel. Enter into the contract with Wheelabrator for 20 years. The contract begins in FY2008.

MOTION moved by Mr. Ryan that we adopt and execute the contract with Wheelabrator, seconded by Mr. Ryan, VOTED, 5-0-0

MOTION moved by Mr. Caron to accept the gift from Walmart for Fire Department Emergency Equipment in the amount of \$2,000 with thanks, seconded by Mr. DeNapoli, VOTED 5-0-0

2-11 Award of Bid, 2006-21

Mr. Boynton recommends the award of Bid, Annual infiltration/Inflow to All State Power Vac. Inc. It makes good sense to do this.

MOTION moved by Mr. Ryan that we award contract 2006-21 to All State Power Vac, Inc. Rahway, NJ for an amount of \$286, 284. 25, seconded by Ms. Winston, VOTED 5-0-0

2-12 Bid Award, #2006-25, Analytical Testing of Water

MOTION moved by Mr. Ryan to award bid contract 2006-25 to Groundwater Analytical, Inc Buzzards Bay based on each unit price for an amount not to exceed \$9,640 as per the amount submitted, seconded by Mr. Caron 4-0-0 (Mr. DeNapoli left room)

2-13 One Day Liquor License

MOTION moved by Mr. Ryan to approve the one day all alcoholic liquor license for February 11, 2006 at the Knights of Columbus, seconded by Mr. Caron . VOTED 5-0-0

8:05 p.m. PWED Project

Jerry Friedman from HDR and Maggie Walker are here. It is important for you to see what is proposed. This process has been a long one. The project design is almost at 100%. Very good concepts.

Jerry Friedman, it is similar to what we showed you. Plan to put this out to bid the end of March. What we have taken to final design. The sidewalk is limited to this section Rhoades Ave. We are working with Peggy Lawton people. They have agreed to do some plantings on their property. New crosswalks on a few locations. Between Rhoades Ave and the Railroad bridge, changing the grade to improve the sight distance. Removing the formal RR abutment wall. Working with Impact engineering. Proposing to carry a sidewalk to Riverwalk lane. Removing the RR bridge over chestnut street. Lowering the walls. Realignment at the pocket park. Redoing SW on the east side. New guardrail. Replacing some of the deteriorating guard rail on the west site. Water main work. Trying to be judicious with the funding we have.

Mr. Boynton explained the Board needs to take action as far as the plan. Perhaps at the next meeting, you can vote to approve the proposed project.

Mr. Ryan spoke of the existing "RR bridge, the Sharon credit union side the wall will have to stay.

On the other side there will be some lowering the wall. But nothing significant.

Mr. Boynton explained we are still finalizing through counsel the final arrangement of the pocket park. That will be completed within the next several weeks. Does the Board approve what has been presented. So it can move to the next level.

MOTION moved by Mr. DeNapoli, that we approve the PWED construction project and send it out to bid as presented to us tonight, seconded by Mr. Caron, VOTED 5-0-0

8:15 p.m. Open Forum

Bernie Goba:, 1871 Washington Street. On December 4, 2004 asking to be put on the agenda, and the request was denied. The request remains open. Another issue. Revenue shortfalls. 48 classes that have 28 or more children in the classrooms. 165 acre that generates \$58,000. An age qualified village would generate. 1.5 million. The residents

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would also generate funds to businesses in town. There is great benefit to the Town. The numbers speak loudly. I request the Board respond to my letter to ask the developer to bring an Age qualified village forward.

Richard Mazzocca, Shufelt Road, on the sub committee for the reuse of Bird machine. The ECDC is not interested and could not consider an age qualified village. There could be no consideration of this type of development. Executive office park, hotel conference center. One question that came up is has there been a real estate feasibility study. The answer was no.

One of the members of the community group obtained a copy of this report, superfund committee. This is based upon a market feasibility study. Commercial market is very poor, that site is surrounded by residential uses. In general it is a poor market.

In February 2005, the town would not support an age qualified village at that site. That site has been on the market since 2004. The question I have for the Town. As of Februar 2005, market report told the town the commercial use is not going to happen because the market is poor.

We are being told that an age qualified village will not be considered on that site. Why will it not be considered?

Mr. Denneen explained we are going through a process. There is an owner of the property.

Deb Burke: I am a town meeting rep from precinct 5. Concerned tax payer of Walpole. Looking at an age qualified village. There is a significant difference between what the AQV and an industrial park will do. 1.1 million dollar difference. The age Qualified village will generate more funding. The table demonstrates the difference between the options. After 5 years the village would generate 6 million more for the Town. The Town Administrator has said that we need to look for additional sources of revenue. The taxpayers want to know why you are supporting a park that would bring in 1 million dollars less. It does not make sense. In some towns, many boomers will have sizable disposable income.

Why will this board not give us and the Village respect.

Gasper Grillo

Have lived in this town for 46 years. There was a camp for children on Route 1 and 115. One of the things that we did for them is to take a hike from 115 and 1A all the way to S. Walpole. Little candy store up there. They would buy soda and everything else. When we hike through we came to S. Walpole. I said I was going to live there some day and have lived there for 46 years. I don't want to see big trucks. There is a school. Let it look like it has for many years. I urge this Board to please don't make it an industrial park.

Robert O'Leary, Washington St

The budget proposal from last night does that include an override? Will the Police Station will that increase the tax rate? Mr. Boynton explained there is no permanent impact from the police station.

Jim Taylor

Questioned the 5% in raises and the Police Station. Mr. Boynton noted that he did not mention an override last night during his message. There would be a debt exclusion for the police station. Everyone needs to be active about getting state aid. We received a 20% reduction three years ago.

Jeff, Summer Street

Chief Financial officer by trade. Support growth in general, there are 21 children on the cul de sac next to me and they walk back and forth to school. Issues of traffic is critical.

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I do not know where the Board stands on the Age Qualified village. I have contacted every village I could find. Every place I have called have sold out. There seems to be a need for that. I hope the Board can answer the questions that were raised tonight.

Ms. Winston would like a meeting. Mr. Goba has plans, we need conversation. I would like a meeting like Mr. Goba has suggested.

Mr. Ryan spoke of what Ms. Burke says that we have supported something up there. One thing I would like to comment on Ms. Burke's draft. The preserve does not pay any near where the taxes you are quoting here.

Ms. Burke explained her figures only take into account age qualified village. I looked at what we have in Walpole. These numbers are based on another age qualified village. Learning more about the wetlands, he has reduced that down to 250 units. Mr. Goba has the plans for 440 units.

Mr. Boynton informed the audience that Baker Hughes is coming next Thursday. Public forum 7-8 p.m. in the senior center to hear what the property owner is thinking. It is important to set this up.

Mr. Caron added that the session is more from the sellers respective. We have been meeting 2-3 times. It is a public meeting. I would like to invite everyone to come to that.

Mr. Caron does not dispute the age qualified numbers. I have seen a lot of different numbers on executive commercial. I would like to see these numbers run. Have developed criteria for selection. It should not solely be tax revenue. There are other criteria. I think it is our responsibility to invest in job growth.

Ms. Winston thinks this is the forum for residents to come in.

Ron Lichtenstein, I do not live in S. Walpole. I am tired of buying rules, pencils glue sticks. I question your concern for providing jobs. With homes in the average, of \$400,000. This town is broke, we do not have money to replace buildings.

Mr. Denneen thanked everyone for coming in. Hope you will attend the meeting on Thursday.

2-7 Building Dept, Fees

I have done comparisons of surrounding communities. I am not proposing we exceed what neighboring community's do have and some of them are below.

Mr. Denneen questioned what is procedure to implement these changes. Mr. Boynton explained it is a vote of the Board. Nothing governed by general law.

Mr. Ryan stated if we vote these increases when would they go into effect. Mr. Mee noted it would be up to the Board. I would say implement them right a way. Mr. Boynton explained you could say post them for 30 days prior to implementation.

MOTION moved by Mr. Ryan that we approve the fee schedule as submitted this evening and goes into affect April 1, 2006, seconded by Mr. DeNapoli, VOTED 5-0-0

Town Administrators update

Reorganization Plan that would require a public hearing.

Baker Hughes visit, we are trying to get back in to the cycle. They are looking for feedback from the community.

Mr. DeNapoli does not want to chill the process. I have sat here, but I hear a lot of the same questions. There seems to be an information gap out there. Unless we can answer some of the questions. Need to answer them. Look at what they are presenting to us. I am concerned one that Mr. Crabtree will be overwhelmed.

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That meeting will not answer the questions people have. Would like to follow up with Economic Development Committee

Mr. Caron agrees, the conversations have to be held. I think there are issues that have to be aired. Suggested they need to discuss internally what the site should be. I would say there is no consensus. If we do not keep a sense of urgency to determine what the site should be. I think this seller has been very patient. They may get tired and sell the property.

Ms. Winston suggests the best way is to come before this Board they need to be heard. There is no conversation. I live in S. Walpole. I meet my neighbors and they think we have some plan. I don't think anyone knows anything more than they do. I have not seen plans for age qualified. We need to have conversation. They think we are pulling the strings and we are not. We have not had discussion.

Old Business

Proclamation:

MOTION moved by Mr. Ryan to sign the proclamation for James Brady, seconded by Ms. Winston, VOTED 5-0-0

Minutes

MOTION moved by Mr. Ryan to approve the minutes of January 3, 2006, seconded by Mr. Caron VOTED 5-0-0

MOTION moved by Mr. Ryan to approve the Executive Session Minutes of March 22, 2005. seconded by Mr. Caron, VOTED 5-0-0

MOTION moved by Mr. Ryan to release the minutes of March 22, 2005, seconded by Mr. Caron, VOTED 5-0-0

MOTION moved by Mr. Ryan to approve the minutes of March 15, 2005, seconded by Mr. DeNapoli, VOTED 5-0-0

MOTION moved by Mr. Ryan to approve the minutes of January 24, 2006, seconded by Mr. DeNapoli, VOTED 5-0-0

MOTION moved by Mr. Ryan to approve the minutes of January 17, 2006, seconded by Mr. DeNapoli, VOTED 5-0-0

MOTION moved by Mr. Ryan to approve the executive session minutes of January 10, 2006, seconded by Mr. DeNapoli, VOTED 5-0-0

MOTION moved by Mr. Ryan to approve the minutes of January 10, 2006, seconded by Mr. DeNapoli, VOTED 5-0-0

MOTION moved by Mr. Ryan to adjourn at 9:15 p.m., seconded by Mr. DeNapoli, VOTED 5-0-0

Respectfully submitted,

Catherine Winston, Clerk